044.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,300 / 960,300
					USE VALUE:	960,300 / 960,300
					ASSESSED:	960,300 / 960,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
250		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRIS EDWARD J JR--ETAL	
Owner 2:	HARRIS PATRICIA A	
Owner 3:		
Street 1:	250 MYSTIC VALLEY PKWY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,784 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3103 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6784.000	506,700	4,700	448,900	960,300
Total Card	0.156	506,700	4,700	448,900	960,300
Total Parcel	0.156	506,700	4,700	448,900	960,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.48 | /Parcel: 309.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31101
GIS Ref
GIS Ref
Insp Date 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	506,900	4700	6,784.	448,900	960,500	960,500	Year End Roll	12/18/2019
2019	104	FV	392,900	4700	6,784.	477,000	874,600	874,600	Year End Roll	1/3/2019
2018	104	FV	392,900	4700	6,784.	347,900	745,500	745,500	Year End Roll	12/20/2017
2017	104	FV	369,000	4700	6,784.	303,000	676,700	676,700	Year End Roll	1/3/2017
2016	104	FV	369,000	4700	6,784.	258,100	631,800	631,800	Year End	1/4/2016
2015	104	FV	329,700	4700	6,784.	252,500	586,900	586,900	Year End Roll	12/11/2014
2014	104	FV	329,700	4700	6,784.	207,600	542,000	542,000	Year End Roll	12/16/2013
2013	104	FV	342,700	4700	6,784.	197,500	544,900	544,900		12/13/2012

!3746!

PRINT

Date	Time
12/10/20	18:54:30

LAST REV

Date	Time
04/09/19	14:51:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17060-302		6/1/1986		30,000	No	No		A

USER DEFINED

Prior Id # 1:	31101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2011	686	New Wind	2,067					REPL 3 WINDOWS
9/15/2009	843	New Wind	1,820					
11/14/2006	993	New Wind	2,000					
4/11/1994	115	Manual	8,000					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Meas/Inspect	263	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6784		Sq. Ft.	Site		0	80.	0.83	1			Med. Tr	-10					448,933						448,900	

Total AC/HA: 0.15574 | Total SF/SM: 6784 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,933 | Spl Credit | Total: 448,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01157022
Const Adj.:	0.97515047
Adj $ / SQ:	167.694
Other Features:	133000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734311
Depreciation:	227637
Depreciated Total:	506675

COMMENTS

FFL-GAS. SFL-OIL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

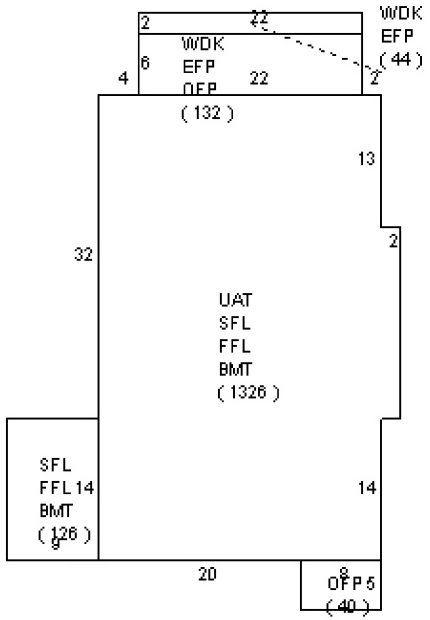
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.69
Special Features:	0	Val/Su Net:	97.22
Final Total:	506700	Val/Su SzAd	174.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,452	50.310	73,047
FFL	First Floor	1,452	167.690	243,491
SFL	Second Floor	1,452	167.690	243,491
UAT	Upper Attic	332	83.180	27,573
EFP	Enclos Porch	176	41.630	7,327
WDK	Deck	176	11.390	2,005
OFP	Open Porch	172	25.440	4,376
	Net Sketched Area:	5,212	Total:	601,310
Size Ad	2904	Gross Are	6206	FinArea 3103

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1915	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700